

**PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD  
MONDAY, JANUARY 23, 2006**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M. in the J. Martin Griesel Room, Centennial Plaza II, with members Bloomfield, Chatterjee, Raser, Senhauser, Spraul-Schmidt, Sullebarger and Wallace present. Absent: Kirk and Kreider.

**MINUTES**

The Board unanimously approved the minutes of December 19, 2005 meeting, (motion by Spraul-Schmidt, second by Sullebarger) with corrections and of January 9, 2006 meeting (motion by Raser, second by Sullebarger) with corrections.

**CERTIFICATE OF APPROPRIATENESS, 2957 ANNWOOD AVENUE, EAST WALNUT HILLS HISTORIC DISTRICT**

Staff member Adrienne Cowden presented a report on roofing and wall materials and for a change in the gutter detail of a new garage/pool house at 2957 Annwood Avenue. The Historic Conservation Board had approved the new construction on September 19, 2005.

Ms. Cowden indicated, along with staff, that there is concern in the neighborhood that the recently installed black asphalt shingle roof is not as represented at the Board hearing in September 2005 and may not be sympathetic with the house's green tile roof.

Ms. Cowden showed photographs of the completed work and samples of the shingle used. She said that materials samples were not submitted for approval prior to installation, nor was that a requirement of the Board's initial approval. In answer to Mr. Bloomfield, she said staff expected and would have approved a lighter slate gray color, similar to other recent work in the neighborhood.

Ms. Cowden also showed a sample of the brick proposed for the exterior walls and a change in the gutter system that staff found appropriate.

Richard Tranter of Dinsmore & Shohl, council to the owner, and Steve Kenat, project architect, were present to answer questions from the Board. Mr. Tranter presented additional photographs of the original garage, house, other area properties and the new structure. He argued that the new garage/pool house roof matches that on the house's porch and shed-roofed addition and that the color of the new roof and others in the neighborhood can change substantially under different lighting conditions.

Mr. Tranter reminded the Board that it had not specified a roof color at its September 19, 2005 hearing nor had it conditioned its approval on a submission to staff. He said that his client would suffer a loss of approximately \$25,000 if she were required to replace the roof.

Mr. Kenat indicated that the box gutter shown on the original drawing would be replaced with a half-round gutter in copper, to match that on the house.

Fred Bowling of Vivian Llambi & Associates, the project's landscape architect, said that his firm had prepared sample boards, but had not been asked to provide them to staff.

Adjoining property owner Dianne Marcus stated that she has written to and testified before the Board on numerous occasions regarding this project and that her opposition to the new roof was well-documented.

Mr. Bloomfield said that the new roof in the photographs does not appear as dark as the sample and that requiring re-roofing may not be reasonable. Ms. Sullebarger agreed and concluded that the Board had not been specific enough in defining a compatible shingle color. Conversely, Ms. Spraul-Schmidt and Mr. Raser agreed that the three-dimensionality of the shingle was lost in the darker shade selected by the owner.

The Board agreed that in the future it may need to require more detailed product information from applicants and be more specific in its approvals when compatible new materials are proposed.

### **BOARD ACTION**

The majority of the Board voted (motion by Sullebarger, second Chatterjee, nay Raser and Spraul-Schmidt) to take the followings actions:

1. Find that the proposed brick show at the January 23, 2006 meeting is as presented to and approved by the Board on September 19, 2005
2. Find that the GrandSlate dimensional asphalt shingles presented at the January 23, 2006 hearing meets the requirements of the Board approval of September 19, 2005 and approve the garage/pool house roof as installed
3. Find that the proposed copper gutters and downspouts represent a minor design change and the design remains substantially in compliance with the approved plans.

### **CERTIFICATE OF APPROPRIATENESS, 1133-1135 VINE STREET, OVER-THE -RHINE HISTORIC DISTRICT**

Ms. Cowden presented a staff report on an Application for a Certificate of Appropriateness for the rehabilitation of 1133-1135 Vine Street, a contributing building in the Over-the-Rhine Historic District. She indicated that the two buildings will be converted into twelve dormitory rooms to serve the recently relocated Art Academy of Cincinnati. Major items of exterior work include redesigned storefronts and a new shed dormer; replacement window sash had been previously approved by staff.

Ms. Cowden showed photographs of both buildings, showing four separate storefronts. That on Twelfth Street has been modified, but retains some original features, the other three have been substantially altered or removed or covered. Cast iron pilasters will be repaired, but the existing double doors will not meet building code requirements. All the storefronts will be removed and replaced with an aluminum system to unify the facade. Ms. Cowden said that the historic district guidelines call for retaining historic storefronts, but staff believes that given the poor condition of the existing and the potential to unify the façade, their replacement is justified.

A continuous shed dormer will be built atop the Vine Street façade to accommodate dormitory units at the attic level. Ms. Cowden indicated that a series of individual gabled dormers were considered, but only the continuous dormer provided the space required for

dormitory use. Although the dormer will be visible from the street, staff believes it is a compatible addition.

Ms. Cowden confirmed that Over-the-Rhine community groups had been notified of the application, but none have commented on the project. Only the applicant and Margo Warminsky representing the Cincinnati Preservation Association attended the pre-hearing.

The developer Rick Kimbler and project architect Mark Gunther were present to answer questions from the Board. Mr. Kimbler indicated that he holds an option on the property subject to an agreement with the Art Academy. In answer to Mr. Raser, he said he was considering, but would not likely be seeking historic tax credits for the project.

### **BOARD ACTION**

The Board voted unanimously (motion by Bloomfield, second Spraul-Schmidt) to approve a Certificate of Appropriateness for the proposed rehabilitation as presented at the January 23, 2006 meeting on the condition that final plans and specifications shall be submitted to the Urban Conservator for review and approval prior to construction

### **ADJOURN**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser,  
Chairman

Date: \_\_\_\_\_